



City of Seattle
Office of Housing

TO: Councilmember Sally Bagshaw, Chair, Parks and Seattle Center Committee
Councilmember Tom Rasmussen, Vice Chair
Councilmember Bruce Harrell
Councilmember Jean Godden

FROM: Rick Hooper, Acting Director

DATE: June 14, 2010

SUBJECT: Building 9 Legislation

Background --- History

Building 9 is a large, vacant, barracks building, running along Sand Point Way just south of the main entrance. In 2009, Building 9 was declared a contributing structure to the Sand Point Historic District. When the federal government closed the Sand Point Naval Air Station, Building 9 was deeded to the University of Washington (UW) for educational purposes, as mandated by the federal Department of Education (DOE). Since acquiring the building in 1999, the UW has evaluated various educational uses and concluded none are feasible due to the need for extensive rehabilitation costs.

In 2008, the UW and Office of Housing commissioned a study exploring feasibility of housing. The study recommended the following mix of uses to create a feasible housing project:

- Workforce housing primarily serving employees of the UW, Children's Hospital and affiliated institutions;
- Public storage in the basement area; and
- Possible small commercial use of 1,500 or so feet on the first floor.

Since housing is not considered an eligible educational use, the UW is working with DOE to remove the educational use mandate. To do so, UW will need to pay fair market value for the building. Due to the deteriorated state of the building, the required abatement of hazardous materials (lead and asbestos), and the necessary seismic upgrades, UW contention is that the building has no value. UW is currently having the building appraised. Considering the substantial rehabilitation costs, receiving the building at no cost is essential for the housing project to proceed. The UW wants the City to act on next steps outlined below. Showing continued City support will help the UW convince DOE to act.

Background --- Recent community meetings:

The Office of Housing conducted a series of community meetings in 2009 to present results of the feasibility study and get reaction. Community members were supportive of the proposed reuse of the building, particularly the focus on workforce housing. They felt that an active use ensures the future of Building 9 as a contributing building to the historic district.

Next Steps --- University of Washington:

- UW is currently having Building 9 appraised.
- Upon passage of the legislation outlined below, UW hopes to complete negotiations with DOE and then move forward with the process of selecting a developer to rehabilitate the building.

Next Steps --- City:

In order for Building 9 to be redeveloped as workforce housing, each of the following documents needs to be modified:

- Comprehensive Plan: Change to allow housing and limited commercial use at Building 9. Completed in recent package of Comprehensive Plan changes adopted by Council.
- Sand Point Zoning Overlay District: Add public storage and other small amount of commercial space in Building 9. Ordinance to be considered by Parks and Seattle Center Committee on June 17th.
- Sand Point Physical Development Management Plan: Revised to allow housing in Building 9. Resolution to be considered by the Parks and Seattle Center Committee on June 17th.

If you have any questions, please contact me (at #4-0338) or Mark Ellerbrook (at #4-3340) .